

**GREEN MOUNTAIN FALLS /CHIPITA PARK FIRE PROTECTION DISTRICT  
NOTICE OF REGULAR MEETING AND AGENDA**

Green Mountain Falls Fire Station  
2 Carsell Way, Green Mountain Falls, CO 80819

**Thursday, July 11, 2024**

**Regular Board Meeting 6:30 P.M.**

From computer, tablet, or smartphone: <https://video.cloudoffice.avaya.com/join/571154981>

By phone United States: [+1 \(213\) 463-4500](tel:+12134634500) Access Code: 571154981

**Public invited to attend**

**Board of Directors**

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Steve Walsh, President	Term Expires May 2025
Dan May, Director	Term Expires May 2025
George Allen, Secretary	Term Expires May 2027
Megan Kelly, Director	Term Expires May 2027
Susan Turnbull, Treasurer	Term Expires May 2025

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**AGENDA**

- 1. Call to Order**
- 2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures**
- 3. Approval of Agenda**
- 4. Chief's Report**
- 5. Approval of Board Meeting Minutes-** from the meeting on June 13, 2024 (included in packet).
- 6. Treasurer Report**
  - a. Acceptance of Unaudited Financial Statements as of June 30, 2024 – Balance Sheet and Profit and Loss/Budget Report
  - b. Reading of Monthly Bills & Cash Transfer Bills Were Submitted in the Amount of \$\_\_\_\_\_, Transfer of \$\_\_\_\_\_
  - c. Capital Project Fund Report
  - d. Discussion on Moving Bank Accounts
  - e. Discuss Donation to Hanover FD
- 7. Equipment Report**
  - a. Radio Costs
- 8. Facilities Report**
- 9. New Business**
  - a. Fire Department Road Sign – Station 2
- 10. Old Business**
  - a. FPPA Retirement

**11. Public Comment** (Items Not on the Agenda Only. Comments limited to 3 minutes per person)

**12. Other Business**

- a. Next Meeting scheduled for August 8, 2024, at 6:30 PM.

**13. Adjournment**





**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
GREEN MOUNTAIN FALLS / CHIPITA PARK FIRE PROTECTION DISTRICT  
HELD JUNE 13, 2024**

**Pension Board Meeting at 6:00 P.M.  
Regular Board Meeting at 6:30 P.M.**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Green Mountain Falls / Chipita Park Fire Protection District was held on Thursday, June 13, 2024, at 6:30 PM, at Green Mountain Falls Fire Station, 2 Carsell Way, Green Mountain Falls, CO 80819, and via tele/video conference.

Attendance

In attendance were Directors:

Steve Walsh, President

Dan May, Director

George Allen, Secretary

Megan Kelly, Director

Also in attendance were:

Adam Noel, WSDM District Managers

Chief Stephen Murphy, Green Mountain Falls Fire

1. Call to Order: Mr. Noel called the meeting to order at 6:34 p.m.
2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures: Mr. Noel confirmed a quorum was present.
3. Approval of the Agenda: Director May moved to approve the Agenda as presented; seconded by Director Kelly. Motion passed unanimously.
4. Chief's Report: Chief Murphy presented the Chief's Report. Chief Murphy announced that the Department has two new probationary firefighters that just started. The firefighter appreciation barbeque has been canceled due to a lack of funding. Weathercraft returned to the station and re-sealed all of the vents so they would no longer leak. The parking lot has been swept due to all of the weather blowing in dirt. Overhead Door serviced the bay doors and fixed one of the door cables. They have not serviced Station 2 yet; the department is waiting for the bill for station 1 first. The department ran 30 calls in the month of May, bringing the total YTD to 163.
5. Approval of Board Meeting Minutes from May 9, 2024 Meeting: After review, Director May moved to approve the May 9, 2024 Meeting Minutes; seconded by Secretary Allen.. Motion passed unanimously.
6. Treasurer Report
  - a. Acceptance of Unaudited Financial Statements as of May 31, 2024 – Balance Sheet and Profit and Loss/Budget Report: Mr. Noel provided a review of the Unaudited Financial Statements including

the Balance Sheet and Profit/loss and budget report as of May 31, 2024. After review, Director May moved to approve the Unaudited Financial Statements as of May 31, 2024; seconded by Secretary Allen. Motion passed unanimously.

- b. Reading of Monthly Bills & Cash Transfer: The Board reviewed the monthly bills. The monthly bills and cash transfer bills were submitted in the total amount of \$10,924.58, and a cash transfer of \$12,000. Director May moved to approve the transfer of \$12,000 and the monthly bills of \$10,924.58; seconded by President Walsh. Motion passed unanimously.
- c. Capital Project Fund Report: There were no updates.

7. Equipment Report:

- a. Radio Costs: The District will not be required to pay for the new radios until they are received, which is estimated to be 8-9 months from now. They ended up being around \$23,000.

8. Facilities Report: There was no Facilities Report.

9. New Business:

- a. Discuss Possible AMR Departure in 2025: There was no discussion as AMR is under contract with the County until at least 2026.

10. Old Business

- a. FPPA Retirement: Director May informed the Board that the three different actuarial studies came in, the first option was the most expensive and required 10 years of service while the other two options both required 15 years of service. There is no action needed by the Board at this time as these options will be reviewed further at the next Pension Board Meeting.

11. Public Comment: There was no public comment.

12. Other Business

- a. Next Meeting scheduled for July 11, 2024 at 6:30 p.m.

13. Adjournment: The Board unanimously adjourned the meeting at 7:17 p.m.

Respectfully Submitted,  
WSDM District Managers

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By: Recording Secretary



## Green Mountain Falls &amp; Chapita Park Fire Protec District

07/09/24

## Balance Sheet

Accrual Basis

As of June 30, 2024

	Jun 30, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
BOTSJ - Bond Repayment 2532	256,053.45
BOTSJ - Capital Equipment 2761	1,102.02
BOTSJ - Checking 3979	17,607.52
BOTSJ - Emergency Operatr 2745	1,100.78
BOTSJ - Holding - 9526	235,293.38
Kirkpatrick Bank Cap Imp - 3716	217,098.73
Kirkpatrick Bank Emerg - 3705	72,895.43
<b>Total Checking/Savings</b>	801,151.31
<b>Accounts Receivable</b>	
Property Tax Receivable - EPC	73,536.18
Property Tax Receivable - TC	7,628.23
<b>Total Accounts Receivable</b>	81,164.41
<b>Total Current Assets</b>	882,315.72
<b>Fixed Assets</b>	
Land - Fire Station	914,256.37
<b>Property &amp; Equipment</b>	
Accum Amort - Bond Costs	-6,719.00
Accum Deprec - Buildings	-145,173.36
Accum Deprec - Equipment	-208,014.00
Accum Deprec - Vehicles	-442,158.00
Accum Depreciation - Equipment	-2,381.00
Buildings	3,397,061.39
Equipment	204,871.90
Equipment Acquired	14,805.48
Furniture	16,670.47
Land	201,449.99
Vehicles	408,693.00
Vehicles Acquired	86,524.93
<b>Total Property &amp; Equipment</b>	3,525,631.80
<b>Total Fixed Assets</b>	4,439,888.17
<b>TOTAL ASSETS</b>	<b>5,322,203.89</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	5,764.67
<b>Total Accounts Payable</b>	5,764.67
<b>Other Current Liabilities</b>	
A/P Visa	1,950.52
Deferred Property Tax - EPC	73,536.18
Deferred Property Tax - TC	7,628.23
Payroll Liabilities	2,465.61
<b>Total Other Current Liabilities</b>	85,580.54
<b>Total Current Liabilities</b>	91,345.21
<b>Long Term Liabilities</b>	
Bond Payable	2,782,376.33
<b>Total Long Term Liabilities</b>	2,782,376.33
<b>Total Liabilities</b>	2,873,721.54

**Green Mountain Falls & Chapita Park Fire Protec District**

**Balance Sheet**

As of June 30, 2024

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	<u>Jun 30, 24</u>
<b>Equity</b>	
Opening Balance Equity	1,524,271.25
Unrestricted Net Assets	612,954.95
Net Income	311,256.15
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<b>Total Equity</b>	<b>2,448,482.35</b>
	<hr/>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>5,322,203.89</b>
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# Green Mountain Falls & Chapita Park Fire Protec District

## Profit & Loss Budget vs. Actual

### January through June 2024

	TOTAL				
	Jun 24	Jan - Jun 24	Budget	\$ Over Budget	% of Budget
<b>Income</b>					
Delinquent Int - Debt - TC	1.35	1.35			
Delinquent Interest - Debt EPC	25.25	34.94			
Delinquent Interest - O&M EPC	26.59	36.79			
Delinquent Interest - O&M TC	1.43	195.23			
Insurance Reimbursement	0.00	11,430.96			
Interest Income	448.55	2,843.62			
Miscellaneous Income	-4.70	0.00			
Property Tax - Debt EPC	8,929.99	188,296.60	224,113.00	-35,816.40	84.02%
Property Tax - Debt TC	2,163.01	8,844.85	11,601.00	-2,756.15	76.24%
Property Tax - O&M EPC	9,404.56	198,303.22	236,023.00	-37,719.78	84.02%
Property Tax - O&M TC	2,277.96	11,786.89	12,218.00	-431.11	96.47%
Spec Ownership Tax - Debt EPC	1,696.82	8,465.84	15,688.00	-7,222.16	53.96%
Spec Ownership Tax - Debt TC	108.35	469.61	812.00	-342.39	57.83%
Spec Ownership Tax - O&M EPC	1,787.00	8,915.76	16,522.00	-7,606.24	53.96%
Spec Ownership Tax - O&M TC	114.12	302.42	855.00	-552.58	35.37%
State Senior/Vet Fund - Debt TC	0.00	375.38			
State Senior/Vet Fund - O&M TC	0.00	395.34			
<b>Total Income</b>	<b>26,980.28</b>	<b>440,698.80</b>	<b>517,832.00</b>	<b>-77,133.20</b>	<b>85.11%</b>
<b>Expense</b>					
<b>Administrative Expenses</b>					
Bank Fees	0.00	0.00	100.00	-100.00	0.0%
Contingent Firefighter	528.00	902.00	45,760.00	-44,858.00	1.97%
Director Fees	250.00	1,200.00	3,000.00	-1,800.00	40.0%
FIRE CHIEF - Benefits	0.00	0.00	6,000.00	-6,000.00	0.0%
Insurance - Volunteer Firefight	197.00	4,205.00	15,000.00	-10,795.00	28.03%
Insurance - Workers Comp	-1,316.00	1,585.00	3,400.00	-1,815.00	46.62%
Legal Fees	0.00	0.00	3,000.00	-3,000.00	0.0%
Management & Accounting	2,764.70	16,625.34	33,000.00	-16,374.66	50.38%
Payroll Expenses	509.76	3,113.34	5,000.00	-1,886.66	62.27%
Retirement Fund Contribution	0.00	0.00	32,016.00	-32,016.00	0.0%
Salaries - Fire Chief	6,071.75	37,430.50	65,000.00	-27,569.50	57.59%
Supplies & Expenses	0.00	1,447.94	30,000.00	-28,552.06	4.83%
<b>Total Administrative Expenses</b>	<b>9,005.21</b>	<b>66,509.12</b>	<b>241,276.00</b>	<b>-174,766.88</b>	<b>27.57%</b>
Bond Interest Payment	0.00	22,699.22	90,339.00	-67,639.78	25.13%
<b>Fire Department's Budgets</b>					
Communications-Dispatch	0.00	1,500.00	1,200.00	300.00	125.0%
Communications-Supplies & Exp.	1,288.41	1,963.16	8,000.00	-6,036.84	24.54%
Firefighting-Supplies & Exp's	447.68	12,079.07	12,000.00	79.07	100.66%
Medical Services-Supplies & Exp	0.00	492.50	3,000.00	-2,507.50	16.42%
Radio User Fees	0.00	0.00	1,000.00	-1,000.00	0.0%
Supplies & Expenses-Trucks, ...	397.61	1,022.61	12,000.00	-10,977.39	8.52%
Traning Classes	0.00	30.00	2,000.00	-1,970.00	1.5%
<b>Total Fire Department's Budgets</b>	<b>2,133.70</b>	<b>17,087.34</b>	<b>27,200.00</b>	<b>-10,112.66</b>	<b>62.82%</b>

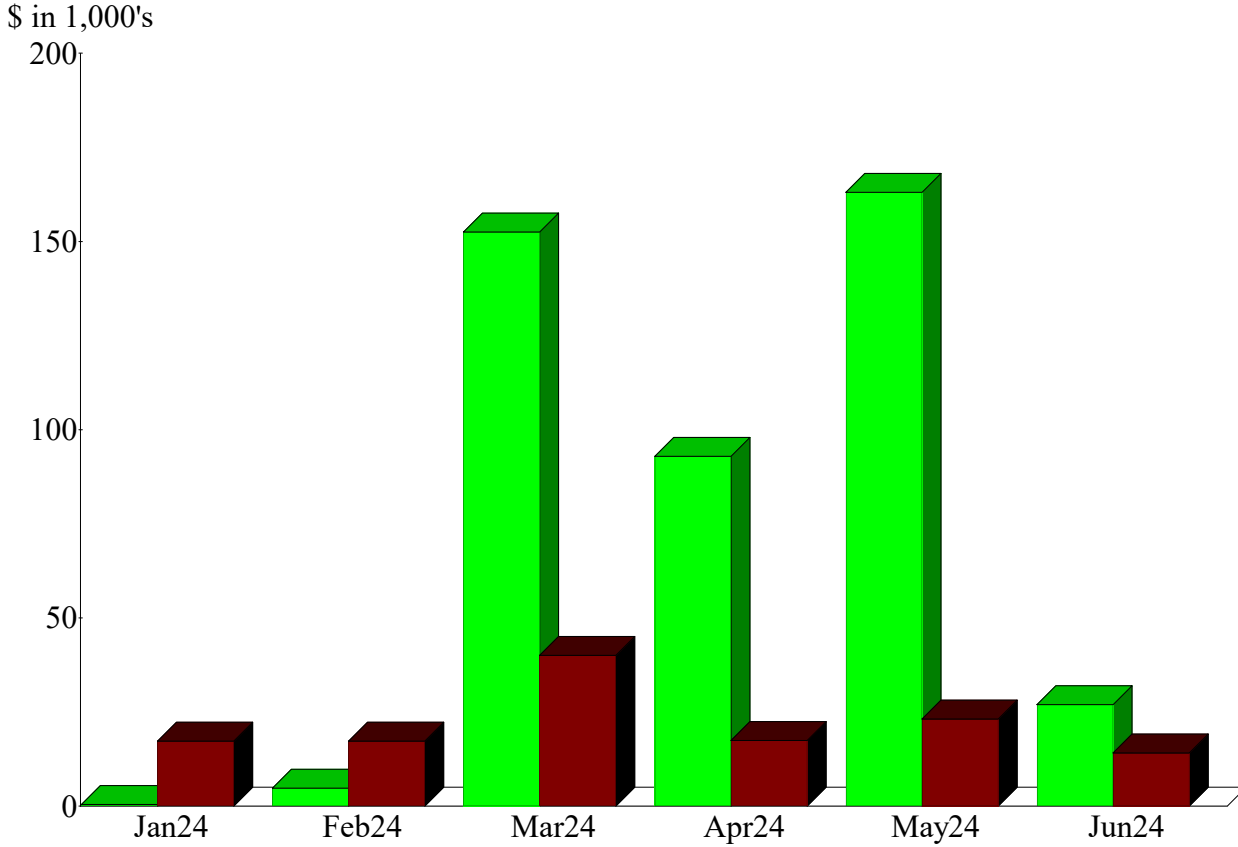
## Green Mountain Falls & Chapita Park Fire Protec District

### Profit & Loss Budget vs. Actual

January through June 2024

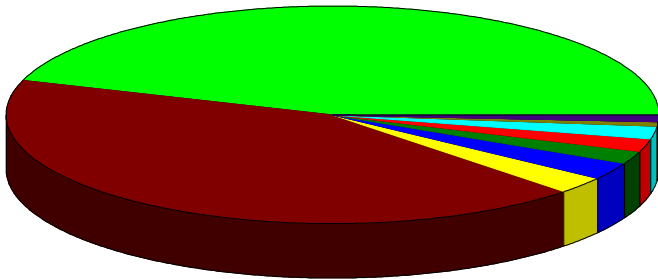
	TOTAL				
	<u>Jun 24</u>	<u>Jan - Jun 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Miscellaneous	0.00	0.00	25,000.00	-25,000.00	0.0%
<b>Stations &amp; Buildings</b>					
Capital Improvements	0.00	0.00	15,000.00	-15,000.00	0.0%
MAINTENANCE - Generator	0.00	409.49	2,000.00	-1,590.51	20.48%
Snow Removal	0.00	640.00	1,000.00	-360.00	64.0%
Supplies & Expenses	1,338.07	6,941.38	15,000.00	-8,058.62	46.28%
Utilities	1,302.48	8,761.77	15,000.00	-6,238.23	58.41%
<b>Total Stations &amp; Buildings</b>	<u>2,640.55</u>	<u>16,752.64</u>	<u>48,000.00</u>	<u>-31,247.36</u>	<u>34.9%</u>
<b>Treasurer Fees</b>					
El Paso County - Debt	129.06	2,824.95	3,362.00	-537.05	84.03%
El Paso County - O&M	135.91	2,975.08	3,540.00	-564.92	84.04%
Teller County - Debt	64.93	265.37	348.00	-82.63	76.26%
Teller County - O&M	68.38	328.93	367.00	-38.07	89.63%
<b>Total Treasurer Fees</b>	<u>398.28</u>	<u>6,394.33</u>	<u>7,617.00</u>	<u>-1,222.67</u>	<u>83.95%</u>
<b>Total Expense</b>	<u>14,177.74</u>	<u>129,442.65</u>	<u>439,432.00</u>	<u>-309,989.35</u>	<u>29.46%</u>
<b>Net Income</b>	<u><u>12,802.54</u></u>	<u><u>311,256.15</u></u>	<u><u>78,400.00</u></u>	<u><u>232,856.15</u></u>	<u><u>397.01%</u></u>

Income and Expense by Month  
January through June 2024



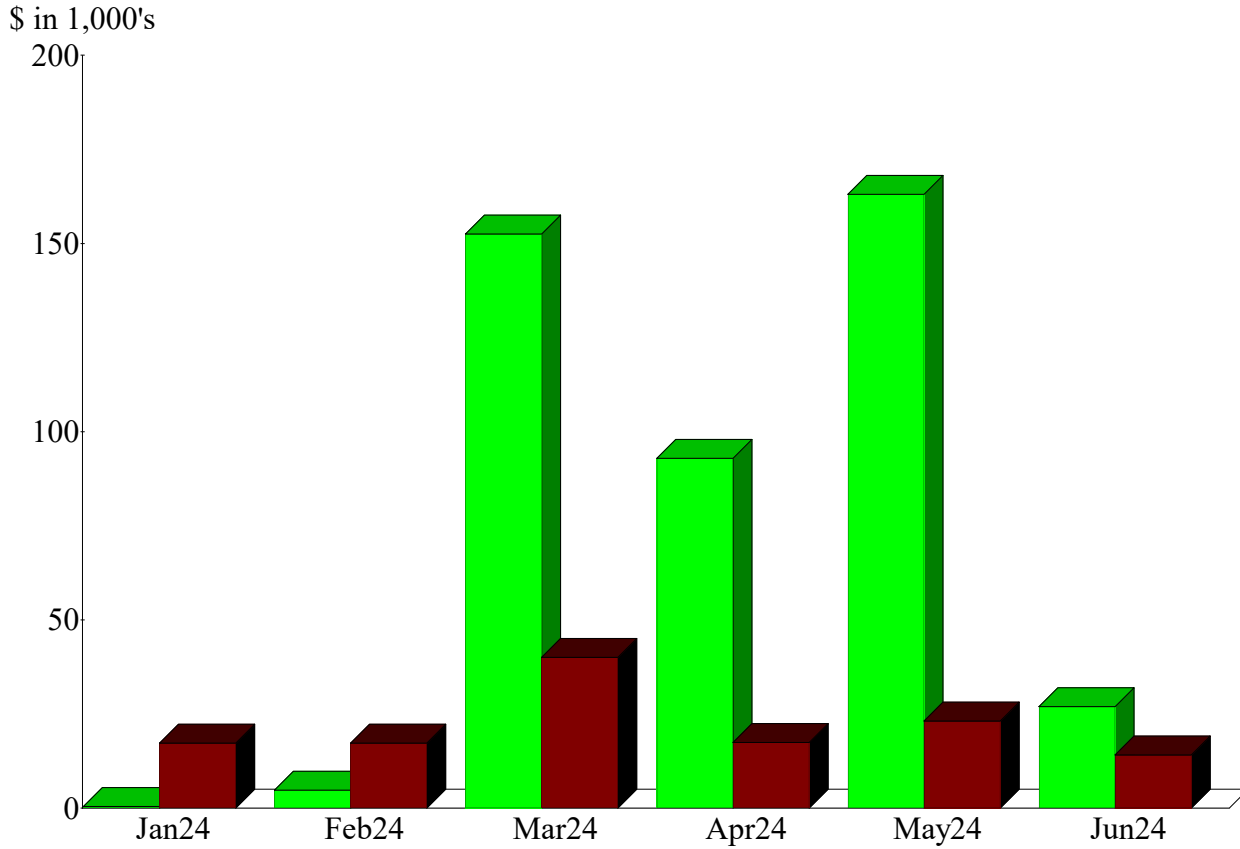
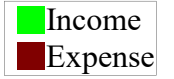
Income Summary  
January through June 2024

Property Tax - O&M EPC	45.00%
Property Tax - Debt EPC	42.73
Property Tax - O&M TC	2.67
Insurance Reimbursement	2.59
Spec Ownership Tax - O&M EPC	2.02
Property Tax - Debt TC	2.01
Spec Ownership Tax - Debt EPC	1.92
Interest Income	0.65
Spec Ownership Tax - Debt TC	0.11
State Senior/Vet Fund - O&M TC	0.09
Other	0.21
<b>Total</b>	<b>\$440,698.80</b>



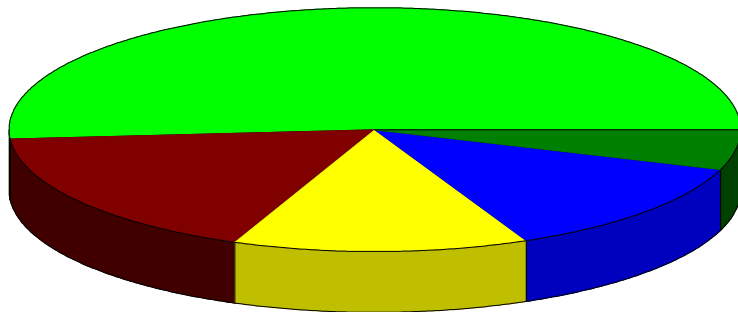
By Account

Income and Expense by Month  
January through June 2024



Expense Summary  
January through June 2024

Administrative Expenses	51.38%
Bond Interest Payment	17.54
Fire Department's Budgets	13.20
Stations & Buildings	12.94
Treasurer Fees	4.94
<b>Total</b>	<b>\$129,442.65</b>



By Account



# Green Mountain Falls Chipita Park Fire District

## PAYMENT REQUEST

7/11/2024

### GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
Megan Kelly	71124	7/11/2024	\$ 50.00	
Stephen Walsh	71124	7/11/2024	\$ 50.00	
Dan May	71124	7/11/2024	\$ 50.00	
George Allen	71124	7/11/2024	\$ 50.00	
Bankcard Center	71024	7/10/2024	\$ 1,950.52	Credit Card Pmt
Black Hills Energy	2402362520	7/8/2024	\$ 240.30	Set up for Autopay
Colorado Springs Utilities	4895014031	7/2/2024	\$ 29.27	Set up for Autopay
Colorado Springs Utilities	9015963319	7/2/2024	\$ 338.57	Set up for Autopay
EFTPS	51424	5/14/2024		April Withholding
Environment Control	13515-439	7/1/2024	\$ 566.00	
Flair Data Systems	R00958	6/20/2024	\$ 134.95	
Lingo Telecom (Bullseye)	50372294	6/25/2024	\$ 186.83	
Motoroa Solutions	8281914535	6/14/2024	\$ 1,153.46	
Rocky Mountain Popster	7627	11/27/2070	\$ 420.00	
The Insurance Center	2506-001	6/25/2024	\$ 197.00	
WEX	0202-00-108388	6/30/2024	\$ 447.68	Paid Online
Woodland Hardware & Home	2,837,181	5/29/2024	\$ 62.44	
WSDM District Managers	8072	6/30/2024	\$ 2,764.70	
<b>TOTAL</b>			<b>\$ 8,691.72</b>	

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Green Mountain Falls Chipita Park Fire District